



Terry Tamminen  
Agency Secretary  
Cal/EPA



## Department of Toxic Substances Control

8800 Cal Center Drive  
Sacramento, California 95826-3200



Arnold Schwarzenegger  
Governor

August 17, 2004

Colonel Joseph Aldridge  
Headquarters, Installation Management Agency  
ATTN: SFIM-AR (COL Aldridge)  
2511 Jefferson Davis Highway  
Arlington, Virginia 22202-3259

**CONDITIONAL CERTIFICATION, SUBARU LOT, FORMER PARCELS 6 AND 7,  
UNITED STATES ARMY RESERVE CENTER, OAKLAND, CALIFORNIA**

Dear Colonel Aldridge:

The Department of Toxic Substances Control (DTSC) has evaluated all remedial actions taken at the Subaru Lot, also known as former Parcels 6 and 7 of the former Oakland Army Base, in Oakland, California. DTSC has been actively involved in overseeing the investigation, remedy selection, and remedy implementation of the Subaru Lot, which is currently owned by the Heroic War Dead United States Army Reserve Center.

### Past Investigation

The Army has been conducting environmental investigations and cleanups on the Subaru Lot since 1989. Several phases of soil and groundwater investigations were conducted between 1991 and 1993 at the portion of the site impacted by a vehicle solvent washing operation known as the "kerosene release area." Soil and groundwater samples were collected and analyzed for kerosene, gasoline, diesel, and other chemicals. The impacted soil and groundwater were subsequently cleaned up to the satisfaction of local and State agencies in the mid-1990s. In 2003, the Oakland Base Reuse Authority conducted an additional environmental site assessment. Based on the results of previous investigations and cleanup, residual contamination of soil and groundwater on the Subaru Lot is relatively minor. The remaining detected maximum

chemical concentrations in soil and groundwater (e.g., 1,700 mg/kg and 1,000 µg/L for kerosene in soil and groundwater, respectively) are below the remediation goals established for industrial/commercial land use (e.g., 2,400 mg/kg and 7,280 µg/L for kerosene in soil and groundwater, respectively); however, some of the remaining detected concentrations are not protective for unrestricted land use by sensitive populations.

### Remedy Selection

On August 2, 2004, DTSC approved the Amendment to Final Remedial Action Plan Oakland Army Base (RAP Amendment) for the Subaru Lot. DTSC provided a 30-day public comment period on the RAP Amendment on June 14, 2004, and held a public meeting on July 7, 2004. The approved remedy for the Subaru Lot is institutional controls, which is in the form of a Covenant to Restrict Use of Property – Environmental Restriction (Covenant), restricting land and groundwater uses and requiring compliance with an Implementation and Enforcement Plan. The Covenant will run with the land and bind all successive land owners in perpetuity unless modified or terminated in accordance with applicable law.

### Remedy Implementation and Property Transfer

The property to which this letter applies is currently in escrow as part of the process to transfer title from the Army to the Oakland Base Reuse Authority. For escrow to close, both DTSC and the Army must have executed the Covenant and recorded this document with the Alameda County Assessor's Office. A 5-year review of the RAP Amendment is also required to ensure that the remedy remains protective of human health and the environment.

### DTSC Certification

Based upon existing information and our oversight on past investigation, remedy selection, and remedy implementation, DTSC is certifying that all necessary remedies for the Subaru Lot required in the approved RAP Amendment will be in place when the covenant is recorded with the Alameda County Assessor's Office. This covenant recordation is a required condition in the instructions for closure of escrow on the property.

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If you have any questions, please Henry Wong of my staff at (510) 540-3770.

Sincerely,



Anthony J. Landis, P.E.  
Chief  
Northern California Operations  
Office of Military Facilities

cc: Mr. J. Stephen Volk  
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